

SHUSTER – TURNER PLANNING CONSULTANTS

KINGSTON COMPREHENSIVE PLAN MIDTOWN FOCUS AREA PROPOSED SCOPE OF WORK

JUNE 17, 2013

A. BACKGROUND

1. Central Broadway has been acknowledged as a problem that is obvious and unavoidable for anyone who lives or visits the City. Many of the online survey comments address conditions here and the deficiencies in the area were cited frequently during the recent SWOT exercise. The last studies of this area are plans prepared in the 70s.
2. There are a variety of current issues and opportunities in the focus area that will benefit by being part of a comprehensive planning process. Furthermore, economic and social activity generated in this area will have spin-off benefits for the surrounding Midtown neighborhoods.
 - a. There is impetus for creating an artist/cultural district to include UPAC, the proposed artist housing in the Lace Factory, the existing studios in the Shirt Factory, and several other art-related businesses in the same area.
 - b. The future of Kingston Hospital is up in the air as the Health Alliance pursues a plan to consolidate the two City hospitals.
 - c. It appears likely that the hospitals will consolidate at Benedictine Hospital across the street from Sophie Finn Elementary School, generating some changes there.
 - d. Kingston High School upgrades have been considered for a number of years and a plan will likely be agreed upon before too long.
 - e. An annex of Ulster County Community College (UCCC) is proposed for the recently closed Sophie Finn Elementary School which is immediately behind the Kingston High School.
 - f. A number of major city facilities are still located on Broadway, including City Hall, the YMCA, UPAC and the Midtown Neighborhood Center.
 - g. The City is pursuing relocation of the Police Station to Broadway in the former Bank of American building.

- h. The site of the former Kings Inn is at a strategic location and offers opportunities for redevelopment.

B. PROPOSED SCOPE OF WORK

1. Study Area and Focus Area

a. Area Delineation

The map on the following page illustrates preliminary delineation of two areas as described below. These delineations will be reviewed and confirmed during the work program.

b. General Study Area

This will be delineated to provide the framework for analysis and policies related to Mid-town as well as broad planning objectives.

c. Focus Area

A specific focus area will be delineated in which detailed planning and implementation measures will be developed.

2. Study Area Scope

- a. A series of goals and objectives for the study area will be prepared based on analyses of current trends and plans developed by the Office of Community Development.
- b. A general land use plan and zoning strategy will be recommended.

3. Focus Area Scope

- a. A detailed inventory will be completed in the focus area including:
 - Detailed existing land use by functional category and type of ownership (private, public or quasi-public)
 - Vacant buildings and properties
 - Economic generators
- b. Preparation of Development Policies and Planning Strategies for the Midtown Focus Area
 - Specific policies regarding land use, economic stimulus, design objectives and community services will be developed.
 - A zoning technique to simplify the development submission process and expedite approvals will be proposed.
 - A three dimensional plan will be prepared to illustrate the possible results of the design objectives and planning strategies.

